

Re: Emrani Properties

**Subject:** Re: Emrani Properties  
**From:** Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la)>  
**Date:** 05/19/2017 10:27 AM  
**To:** Tara Devine <[tara@devine-strategies.com](mailto:tara@devine-strategies.com)>  
**CC:** Robert Buente <[bbuente@1010dev.org](mailto:bbuente@1010dev.org)>

Sounds good.

From: Tara Devine <[tara@devine-strategies.com](mailto:tara@devine-strategies.com)>  
Date: Friday, May 19, 2017 at 10:22 AM  
To: Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la)>  
Cc: Robert Buente <[bbuente@1010dev.org](mailto:bbuente@1010dev.org)>  
Subject: Re: Emrani Properties

I just replied on Mack Urban and also re: calls.

Because I am out of pocket after 1:30 today, I think it is most strategic to keep answering questions and regenerating any petitions. I will do my best to keep current on any received by about 12:30 today.

For any that require substantial investigation, and for those received after 12:30, I will respond to those over the weekend. We should go into Monday current on all inquiries/petitions which allows me to do select calls and incoming inquiries on Monday.

Sound good?

I have held Monday open after 10:30am just for SP.

On May 19, 2017 9:18 AM, "Ellen Riotto" <[ellen@southpark.la](mailto:ellen@southpark.la) <mailto:ellen@southpark.la>> > wrote:

Just so I know, are you available for calls today? In addition to this one, I received a phone call from Mack Urban this AM with some concerns over their petitions. I asked them to send me a summary email, which I'll forward to you ASAP, but it would be great to be able to settle these issues as quickly as possible.

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Ellen Riotto

Interim Executive Director

South Park BID

1100 S Flower St, Suite #3400, Los Angeles, CA 90015

o. 213-663-1112 <tel:(213)%20663-1112>

c. 401-439-8147 <tel:(401)%20439-8147>

24/7: 866-560-9346 <tel:(866)%20560-9346>

Sent from my iPhone

On May 19, 2017, at 9:13 AM, Tara Devine <[tara@devine-strategies.com](mailto:tara@devine-strategies.com)> <[tara@devine-strategies.com](mailto:tara@devine-strategies.com)> > wrote:

Thank you! I'll expect more questions ☺

On May 19, 2017 12:31 AM, "Ellen Riotto" <[ellen@southpark.la](mailto:ellen@southpark.la)> <[ellen@southpark.la](mailto:ellen@southpark.la)> > wrote:

Just sent the response to him and CC'd you

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Ellen Riotto

Interim Executive Director

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On May 19, 2017, at 12:10 AM, Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la)> <[ellen@southpark.la](mailto:ellen@southpark.la)> > wrote:

Thanks Tara

I think bc I told Brian he'd receive an answer from you today, it's best that you send him the email you just shared w me and Bob. It answers the question, as I understand it. However I don't think they'll be happy to hear it. I'll follow up with your email to Brian (please keep me CC'd) and will let him know that I'll reach out first thing tomorrow AM.

Thanks

Ellen

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Ellen Riotto

Interim Executive Director

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Sent from my iPhone

On May 18, 2017, at 11:59 PM, Tara Devine <[tara@devine-strategies.com](mailto:tara@devine-strategies.com) <mailto:tara@devine-strategies.com> > wrote:

Ellen: I noticed you connected me to Brian.

I can send him the answer I just sent you/Bob, or  
you may forward it.

Does my answer accurately reflect their  
questions/concerns as you understand them?

On Thu, May 18, 2017 at 11:54 PM, Tara Devine  
<[tara@devine-strategies.com](mailto:tara@devine-strategies.com) <mailto:tara@devine-strategies.com> > wrote:

Thanks for your patience. The question wasn't  
explicit, but here's what I think was implied.

If I understand the question correctly as:  
If a property (recorded as residential condos) is  
operated as apartments, shouldn't it (or can't it) be assessed like commercial buildings  
rather than condominiums?

...then the answer is:

We cannot assess condos as apartments (even if  
they are operated as such) because each condo unit is a separate freestanding parcel in  
the eyes of the County (and City) with each being levied their own property taxes (and  
assessments) and being billed individually, regardless of who owns them. The BIDs  
Management District Plan (MDP) and Engineer's report (ER) very clearly establish one rate  
for residential condominiums and one rate for commercial buildings (which include  
apartments.) Once a property records their residential condo subdivision, we assess the  
property at the residential condo rate, and cannot assess it at the commercial (apartment)  
rate.

A residential condo does not, persay, have a "lot" or "frontage," which is why we assess on unit SF alone. And each res condo unit receives an individual property tax bill (including any assessment.) On the other hand, an apartment building (i.e. not subdivided) is a single parcel, receiving a single property tax bill (except in rare instances where the building straddles a parcel line, in which case the bldg SF is allocated either to one parcel, or among the parcels.) Such a parcel has a "lot" and "frontage" in addition to its bldg SF - which is why we assess these parcels on a combination of bldg, lot and frontage.

On Thu, May 18, 2017 at 3:15 PM, Ellen Riotto  
<[ellen@southpark.la](mailto:ellen@southpark.la) <mailto:ellen@southpark.la>> wrote:

Hi Tara,

The Emrani family owns 3 LLCs in the district:

VENICE INVESTMENTS GROUP LLC

PACKARD COMMERCIAL LLC

HOPE ENTERPRISES LLC

They are being charged at the condo rate, but they operate their units as apartments. They would like to arrange a call with you today – do you have availability?

Thank you in advance,

Ellen

Ellen Riotto

Interim Executive Director

<image001.png>

South Park Business Improvement District

1100 S Flower St, Suite #3400, Los Angeles, CA

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Re: Emrani Properties

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